



City of La Junta

SIXTH AND COLORADO - P.O. BOX 489
LA JUNTA, COLORADO 81050
PHONE 719-384-2578
FAX 719-384-7231

R08-20-A-006

November 15, 2019

Re: EPA Assessment Grant

To Whom It May Concern:

The City of La Junta is a municipal government within the state of Colorado. For the past several years, the City of La Junta has experienced deterioration of buildings that have been vacant or abandoned within the community. Ordinances were passed to strengthen the dilapidated and vacant buildings. Where after we passed the ordinances, we started a program where we would identify the vacant structure and try to work with the owner or take them to court to get the rights to demolish the structure.

In 2019 the EPA helped with the demolition of five structures which proved invaluable to our program. We want to assess the buildings for asbestos one year and then follow up the next year with demolition grants.

We will hold a public meeting on November 18, 2019. The City of La Junta does not currently have any active assessment grants.

If you have any questions, please contact me at 719-384-2578.

Regards,

Rick Klein
La Junta City Manager

1. Applicant Identification: City of La Junta, 601 Colorado Avenue, PO Box 489, La Junta, CO 81050
2. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested: \$300,000
 - c. Contamination: Hazardous Substances
3. Location: La Junta, Otero County, Colorado
4. Property Information: NA
5. Contacts:
 - a. Project Director: Darren Adame, Director of Engineering; 719-384-5991; dadame@ci.la-junta.co.us; PO Box 489, La Junta, CO 81050.
 - b. Chief Executive: Rick Klein, City Manager; 719-384-5991; rklein@ci.la-junta.co.us; PO Box 489, La Junta, CO 81050.
6. Population: 6952 (2019)
7. Other Factors Checklist:
 - a. Community population is 10,000 or less
8. Letter from State Environmental Authority: Attached



COLORADO
Department of Public
Health & Environment

November 19, 2019

Mr. Daniel Heffernan
Environmental Protection Agency
Region 8 Brownfields Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

RE: City of La Junta - Assessment Grant Proposal

Dear Mr. Heffernan:

I am writing to express our support of the Brownfields Assessment Grant proposal for the City of La Junta, Colorado. The Colorado Department of Public Health and Environment (CDPHE), the state regulatory authority for hazardous and solid waste, has previously supported La Junta in their efforts to clean-up and redevelop contaminated sites within the City. We support this proposal as part of the City's continuing efforts to identify and address environmental concerns in order to facilitate community development and revitalization.

The proposed assessment project will support EPA's current efforts in economic development and environmental cleanup by addressing known sources of contamination and staging properties for affordable workplace housing within the community. If additional resources are necessary to complete or supplement activities outlined in this proposal, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado has also offers a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. CDPHE has informed the City of the availability of these resources and can assist with the application process if requested.

In summary, we feel the proposed project is a vital component of overall efforts to revitalize and create affordable workplace housing in Otero County. As such, and due to our past collaboration with the City, we fully support their continuing efforts to redevelop brownfields sites in La Junta and the surrounding communities.

Sincerely,

Douglas C. Jamison
Superfund and Brownfields Unit Leader
Hazardous Materials and Waste Management Division

cc: Dawn Block, La Junta
Darren Adame, La Junta



Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area

La Junta (Spanish for "the junction") was named for the fact it rested at the intersection of the Santa Fe Trail and a pioneer road to Pueblo.^[9] The town developed near Bent's Post, a fur trading post of the 19th century.

During World War II, La Junta had an Army Air Force Training Base outside town. An Air Force detachment of the Strategic Air Command remained there until modern flight simulators developed in the 1980s rendered live flight unnecessary for pilot training maneuvers. At least one military aircraft crashed close by during such training maneuvers.

The city has a total area of 2.8 square miles (7.3 km²), all of it land. The area is high plains terrain, dry with short grass prairie and sagebrush, and is part of the Southwestern Tablelands ecological region. This area of Colorado is often the warmest. Summer brings numerous days above 100 °F (38 °C). On July 20, 2005, many cities in this region broke or tied heat records. La Junta reached 107 °F (42 °C) with an overnight low of 87 °F (31 °C). However, the all-time record high for La Junta occurred on July 20, 1998 with a temperature of 113 °F (45 °C).

There were 7,568 people, 2,977 households, and 1,964 families residing in the city during the 2010 census. The population density was 2,652.0 people per square mile (1,025.3/km²). There were 3,277 housing units at an average density of 1,148.3 per square mile (443.9/km²). The racial makeup of the city was 74.22% White, 1.22% African American, 1.77% Native American, 0.86% Asian, 0.13% Pacific Islander, 18.33% from other races, and 3.48% from two or more races. Hispanic or Latino of any race were 43.60% of the population.

There were 2,977 households out of which 33.7% had children under the age of 18 living with them, 47.0% were married couples living together, 14.7% had a female householder with no husband present, and 34.0% were non-families. 30.9% of all households were made up of individuals and 15.0% had someone living alone who was 65 years of age or older. The average household size was 2.44 and the average family size was 3.06.

In the city, the population was spread out with 27.1% under the age of 18, 10.4% from 18 to 24, 24.6% from 25 to 44, 21.4% from 45 to 64, and 16.6% who were 65

years of age or older. The median age was 36 years. For every 100 females, there were 89.2 males. For every 100 females age 18 and over, there were 84.1 males.

The median income for a household in the city was \$29,002, and the median income for a family was \$36,398. Males had a median income of \$26,325 versus \$21,324 for females. The per capita income for the city was \$14,928. About 16.8% of families and 21.4% of the population were below the poverty line, including 31.4% of those under age 18 and 10.0% of those age 65 or over.

La Junta, until recently, had a railroad yard for assembling freight trains for the climb over Raton Pass. BNSF runs freight trains between Denver and Kansas/Texas via La Junta. The sole remaining major train crossing Raton Pass today is the daily Southwest Chief, in both directions, between Los Angeles and Chicago.

U.S. Highway 50 travels through La Junta, approaching from Pueblo to the northwest and continuing eastward towards Lamar and into Kansas. U.S. Highway 350 begins at La Junta and travels southwest before reaching Trinidad. State Highway 10 also begins at La Junta and travels west-southwest before reaching Walsenburg.

In 1987, major employer NIBCO relocated their business to the east coast, taking with them many employees. Around that same time, BNSF closed their freight yards, forcing many employees to relocate. This left vacant properties. If the property owner was not fortunate enough to sell relatively quickly, the properties were left to deteriorate. The majority of these dwellings were constructed with asbestos containing materials. Absentee property owners or their families have not the time, funds or desire to deal with these properties.

b. Revitalization of the Target Area

i. Reuse Strategy & Alignment with Revitalization Plans

It is anticipated that the majority of the structures to be demolished will be located in residential areas. That will leave vacant lots to be sold back into the community for new construction – be that new single- or multi-family dwellings, or accessory buildings for adjacent properties. The Colorado Attorney General has recognized a need for new housing in southeastern Colorado and the City of La Junta will begin working with his office under their housing and workforce development program.

ii. Outcomes and Benefits of Reuse Strategy

The City works closely with La Junta Urban Renewal and La Junta Economic Development when creating a reuse strategy for the now vacant properties and will continue to do so with potential cleanup properties. In 2019, the City of La Junta with EPA assistance, demolished and cleaned up 20 properties. These currently vacant properties are being considered by a local employer for new employee housing, by private individuals for new single-family dwelling construction and by an out of town property developer for new construction. If any property is adjacent to greenways, there will be a clause in the sale contracting preserving greenway space on that vacant property. Recently, the City of La Junta has exchanged one of the properties made vacant by the demolishing of the structure with Otero County for property next to the Arroyo Walking Trail that will be used for a trailhead.

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

Once the assessments are complete, the City of La Junta intends on applying for clean-up grants

ii. Use of Existing Infrastructure

When possible, existing infrastructure on the property will be preserved.

2. Community Need and Community Engagement

a. Community Need

i. The Community's Need for Funding

In a rural city such as La Junta, where sales tax is the funding source for the City of La Junta general fund, the majority of funding goes to maintaining existing services, especially police, fire and emergency medical services. Next is water, sewer, electricity and sanitation. There is not much left over for non-

essential services. While the drought is thought to be over in southeastern Colorado, it will take several years to catch up from flat to declining sales tax revenue.

ii. Threats to Sensitive Population

1. Health or Welfare of Sensitive Populations:

a. Many of the neighborhoods where potential contaminated properties are located are homes to seniors as well as families with young children. The properties may be located next to one of the city's 3 schools, the regional hospital or assisted living facility.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions:

a. The 2013 Health and Status Report and Improvement Plan for Otero County reports higher incidents of colon, rectal, lung and bronchial cancer than the State of Colorado. The same report indicates a higher percentage of deaths from lower respiratory disease than the State of Colorado.

b. Community Engagement

i. Project Partners: La Junta Urban Renewal, La Junta Economic Development, property owners, realtors, property development companies.

ii. Incorporating Community Input: Project progress will be distributed to the community by local newspaper, public meetings, social media, radio and word of mouth

3. Task Descriptions, Cost Estimates and Measuring Progress

a. Description of Tasks/Activities and Outputs

i. Project Implementation

1. Community wide assessments done with EPA funds

ii. Anticipated Project Schedule

1. 2020

iii. Task/Activity Lead

1. City of La Junta

iv. Output

1. Site inventories and prioritization
2. Phase I environmental site assessment reports
3. Site cleanup plans

b. Cost Estimates

i. Phase I Environmental Site Assessments

1. Contractual Costs: 80 Phase I Environmental Site Assessments at an average cost of \$3,800 = \$304,000

c. Measuring Environmental Results

- i. 80 Phase I Environmental site assessment will be completed during the duration of the grant.

4. Programmatic Capability and Past Performance

a. Programmatic Capability

i. Organizational Structure

1. The City of La Junta has been the recipient of many large federal grants in the past: Over \$20 million TIGER grant, recently completed \$13 million wastewater treatment plant, as well as overseeing an approximate budget of over \$33 million dollars.

ii. Description of Key Staff

1. Rick Klein, City Manager - 30+ years of municipal and county government experience
2. Aliza Libby-Tucker, Finance Director – 15 years municipal accounting experience
3. Darren Adame, Director of Engineering – 20+ years municipal and state government experience

b. Past Performance and Accomplishments

- ii. Has not Currently or Previously Received an EPA Brownfields Grant

Non-Time Critical Removal Action Grant EPA— The City of La Junta received this grant in 2019 and was able to complete 20 demolitions within the city limits

TIGER – Approximately \$27 million for railroad rail replacement for the AMTRAK Southwest Chief

Work for both grants were completed on time and within budget

PROOF OF PUBLICATION AFFIDAVIT

LA JUNTA TRIBUNE DEMOCRAT

STATE OF COLORADO,)

) s.s.

County of Otero,)

I, Pam Lopez, do solemnly swear that I am an employee of GateHouse Media; that the same is a weekly newspaper as defined by Colorado Revised Statutes 24-70-102, as amended, published printed, in whole or in part in La Junta, Otero County, Colorado.

That said newspaper is duly qualified as a legal newspaper within the meaning of Colorado Revised Statutes 24-70-103, as amended, having been published in Otero County untinerruptedly and continuously as a weekly newspaper for a period of at least six months prior to the first publication of the attached or annexed Legal Notice.

That the attached or annexed

LEGAL NOTICE NO. 1159

was published in the La Junta Tribune - Democrat

issues of Nov. 1-15, 2019

Pam Lopez

Subscribed and sworn to before me this 21 day
of November, 2019

My commission expires 07/12/2021

Timothy Sutton
Notary Public

LEGAL #1159

The City of La Junta will be applying for a Brownfields Cleanup Grant in December 2019. A copy of the grant proposal will be available for public review and comment at 601 Colorado Avenue, La Junta, CO in the Engineering Office. Comments will be taken in writing until 1 p.m. November 18, 2019. Please address them to Darren Adame, Project Director, PO Box 489, La Junta, CO 81050. They may be mailed or dropped off at 601 Colorado Avenue, La Junta, CO 81050. A public meeting will be held to discuss the same at 1 p.m., November 18, 2019 at 102 E 2nd Street, La Junta, CO 81050.

Published in the La Junta Tribune Democrat
Nov. 1-15, 2019

TIMOTHY SUTTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174029264
MY COMMISSION EXPIRES 07/12/2021

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/27/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of La Junta

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

* c. Organizational DUNS:

0697143680000

d. Address:

* Street1:

601 Colorado Avenue

Street2:

* City:

La Junta

County/Parish:

Otero

* State:

CO: Colorado

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

81050-2309

e. Organizational Unit:

Department Name:

Engineering

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Darren

Middle Name:

* Last Name:

Adame

Suffix:

Title:

Director of Engineering

Organizational Affiliation:

* Telephone Number:

719-384-5991

Fax Number:

719-384-7231

* Email:

dadame@ci.la-junta.co.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of La Junta Community Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

4

* b. Program/Project

4

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

01/01/2020

* b. End Date:

12/31/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	4,000.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	304,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Rick

Middle Name:

* Last Name:

Klein

Suffix:

* Title:

City Manager

* Telephone Number:

719-384-5991

Fax Number:

719-384-7231

* Email:

rklein@ci.la-junta.co.us

* Signature of Authorized Representative:

Dawn L Block

* Date Signed:

11/27/2019